

ARTICLE 15

HEALTH SERVICES DISTRICT - HS

STATEMENT OF INTENT

This district establishes regulations intended to encourage the innovative, adaptive reuse of the former Stewart Street hospital site with lower intensity uses and development impact on adjacent zoning districts than existed prior to the relocation of the general hospital. The district is intended to accommodate closely related health services uses and other uses in support of the Medical Center District and to provide for an improved, convenient and efficient health care support and delivery system for the City.

SECTION 15-1. USE REGULATIONS.

All structures to be erected and land to be used shall be for one or more of the following uses.

- 15-1-1 The following uses shall be located within the principal health services structure. A principal structure is defined as a structure on a lot in which the main use is conducted. The principal health services structure is defined as a principal structure existing in the district at the time of adoption of this district, any addition to an existing structure, which addition shall be subject to development standards for new construction in effect at the time of addition, or a new structure with 50,000 square feet or more of floor area.
- a. Housing: Dormitories for medical and dental interns, nurses, and allied health personnel.
 - b. Nursing homes and rest homes.
 - c. Housing for the elderly and handicapped, provided that the building area devoted to such uses shall not exceed 25% of the gross floor area.
 - d. Health care support services and offices, general medical offices, dental offices and services, pharmaceutical centers, optical offices and clinics, medical reference laboratories, medical research facilities, and outpatient treatment centers.

WINCHESTER ZONING ORDINANCE

- e. Diagnostic laboratories serving the medical or dental profession.
- f. Specialty hospitals limited to pediatrics, obstetrics, comprehensive medical rehabilitation services, hospices and psychiatric. The total building area devoted to such uses shall not exceed 25 percent of the gross floor area.
- g. Durable medical equipment facilities; intended for retail and wholesale purposes, repair and servicing, and storage of medical, dental, optical and surgical supplies (inclusive of home oxygen services); provided that there shall be no outdoor sale or display. The total building area devoted to display space shall not exceed 4,000 gross square feet.
- h. Adult day care.
- i. Day care facilities or day care nurseries.
- j. Institutions of higher education, including colleges and universities.
- k. Educational facilities for the training of interns, nurses and allied health personnel.
- l. Personal service and retail establishments serving the HS District provided that the cumulative total building area devoted to such uses does not exceed 3000 gross square feet.
- m. Automatic bank teller machines
- n. Restaurants for on-premises consumption only by persons or families of persons using the other services and facilities of the HS District provided that the cumulative total building area devoted to such uses does not exceed 3,000 gross square feet.
- o. Conference facilities.

HEALTH SERVICES DISTRICT - HS

- p. Indoor recreational facilities.
 - q. Sports medicine clinics.
 - r. Offices for not-for-profit agencies provided that the cumulative total building area devoted to such uses does not exceed 10,000 square feet.
 - s. Accessory uses as defined, to include hospital laundry, medical service, warehousing, maintenance and materials management for medical center use.
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- 15-1-2 Single family detached dwellings.
 - 15-1-3 Surface parking pads for mobile medical treatment equipment, including portable Magnetic Resonance Imaging units, provided that the equipment on such pads shall be screened from adjacent properties and public street view.
 - 15-1-4 Transit stops.
 - 15-1-5 Public libraries.
 - 15-1-6 Fire and rescue squad stations.
 - 15-1-7 Public parks and playgrounds.
 - 15-1-8 Churches and places of religious worship, but not including rescue missions or temporary revival tents.
 - 15-1-9 Public schools, elementary, middle, and high, and private schools having the same curricula that is ordinarily given in public schools.
 - 15-1-10 Off-street surface parking and loading for uses in accordance with Section 18-6 of this Ordinance or otherwise established by a master traffic and parking plan designed for the specific and coordinated parking and traffic management requirements of the HS District.
 - 15-1-11 Signs in accordance with Section 18-8 of this Ordinance.

WINCHESTER ZONING ORDINANCE

- 15-1-12 Public utilities, such as distribution transformers, pipes, meters, water and sewer lines, booster or relay stations, and transformer substations as well as private on-site utility systems, such as heating and cooling plants, emergency generators and related electro- mechanical systems, when screened from public street view, except that incinerator facilities are not permitted.

SECTION 15-2. USES PERMITTED WITH A CONDITIONAL USE PERMIT.

- 15-2-1 Parking garages
- 15-2-2 Waivers from area, height, density, bulk, width, and landscaping regulations if such waivers are consistent with the intent of the HS District to reduce development impacts on adjacent zoning districts and if it can be clearly demonstrated that:
- a. Safe and more convenient access will be provided to HS District structures, open space, community facilities, and other areas of the development; and
 - b. Improved parking distribution, as well as improved access and circulation for emergency and service vehicles will be provided; and
 - c. Principal access points will be designed to permit smooth traffic flow and minimum hazards to vehicular, bicycle, and pedestrian traffic; and
 - d. Improved architectural and landscape design, both functional and aesthetic, will be achieved.
 - e. The waiver is not deemed to have a negative impact on the neighborhood.
- 15-2-3 Transmitting and receiving facilities and towers for cellular communications systems and similar communications systems in accordance with Section 18-2-1.2 of this Ordinance. (2-13-96, Case TA-95-07, Ord. No. 002-96)

SECTION 15-3. AREA REGULATIONS.

HEALTH SERVICES DISTRICT - HS

- 15-3-1 The maximum floor area ratio (FAR) shall be 1.6, except that the maximum square footage shall not exceed 250,000 square feet.
- 15-3-2 The floor area ratio shall be determined by dividing the gross floor area of all buildings on the lot(s) by the area of the lot(s) which is under common ownership within the HS District.
- 15-3-3 The gross floor area of any HS District building is equal to the sum of the total horizontal areas of the several floors of the buildings on a lot or lots, measured from the exterior faces of the exterior walls. The term "gross floor area" shall include basements, elevator shafts and stairwells at each story, as well as floor spaces uses for mechanical equipment, penthouses, attic spaces and balconies.
- 15-3-4 Floor area ratio entitlements for a given lot may be assigned (either in whole or in part) to other lots within the HS District, provided that such lots are under common ownership and that there shall be an acknowledgement by the owner(s) at time of plan approval that such assignment proportionately reduces the residual development rights of the former lot. Such assignment shall be duly acknowledged and recorded in the Circuit Court Clerk's office.
- 15-3-5 The minimum lot area for a single family dwelling shall be 8,000 square feet
- 15-3-6 The minimum average floor area per unit for housing for the elderly and handicapped shall be six hundred (600) square feet; and no unit shall have less than five hundred (500) square feet of gross floor area. <

SECTION 15-4. LOT WIDTH REGULATIONS.

- 15-4-1 The minimum lot width for all uses shall be eighty (80) feet, except that the minimum lot width for single family dwellings shall be fifty (50) feet.

SECTION 15-5. SETBACK REGULATIONS.

- 15-5-1 Main buildings Twenty-five (25) feet. (3-8-94, Case TA-93-08, Ord. No. 004-94)

SECTION 15-6. YARD REGULATIONS.

WINCHESTER ZONING ORDINANCE

- 15-6-1 Side. 10 feet, except when abutting a residential or residential-office district in which case there shall be a minimum side yard of 20 feet. The side yard for a single family dwelling shall be six (6) feet.
- 15-6-2 Rear. 20 feet, except when abutting a residential or residential-office district in which case there shall be a minimum rear yard of 25 feet.

SECTION 15-7. HEIGHT REGULATIONS.

- 15-7-1 Buildings may be erected up to thirty-five (35) feet from grade except that principal health services buildings existing at the time of adoption of this Ordinance may be allowed above 35 feet.
- 15-7-2 Church spires, belfries, cupolas, chimneys, flues, flag poles, television and radio antennae, and equipment penthouses are exempt from these height requirements.

SECTION 15-8. SPECIAL PROVISIONS FOR CORNER LOTS.

- 15-8-1 Of the two or more sides of a corner lot, the front shall be deemed to be the shortest of the sides fronting on streets.
- 15-8-2 The side yards facing on the side streets shall be twenty (20) feet for both main and accessory buildings.

SECTION 15-9. LANDSCAPE REQUIREMENTS.

- 15-9-1 A minimum of 25% of the total area shall be landscaped open space.

SECTION 15-10. ADDITIONAL REGULATIONS.

- 15-10-1 Loading docks, maintenance facilities, and vehicular service access points shall be fully screened, landscaped and/or fenced to limit views to the general public, and shall be sited to minimize their impact on land uses adjacent to the HS District.
- 15-10-2 In addition to the provisions of Article 19 of this Ordinance, applications for site plan approval shall be accompanied by the following:
- a. Graphic exhibits depicting a survey of the subject property, existing grades and natural property features, man-made improvements and boundary lines.

HEALTH SERVICES DISTRICT - HS

- b. A concept plan depicting the generalized location and arrangement of all known and proposed land uses, including building elevations of structures to be located within the HS District.
- c. A traffic and parking plan, based on a traffic impact study for planned uses, depicting the proposed traffic circulation system including the location and width of all streets, driveways and loading areas, parking requirements and space assignments
- d. An open space/landscaping plan exhibit depicting the location, conceptual arrangement, and schedule for installation of proposed open space areas including landscaped open spaces and provisions for screening and buffering of adjacent land uses.
- e. A utility plan depicting the approximate location of proposed and existing utility systems.

WINCHESTER ZONING ORDINANCE

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